



Tom Parry

Walsall House Church Street, Barmouth, LL42 1EG

Offers in the region of £375,000

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Croeso i Walsall House in the charming seaside town of Barmouth! This historic property offers a perfect and rare opportunity for a total lifestyle change. - providing a fantastic opportunity for those looking to run a quaint business from the comfort of their own home. Imagine waking up to the aroma of freshly brewed tea and the sound of happy customers enjoying your delicious treats.

Dating back to 1720, this Grade II listed original fisherman's cottage has been lovingly maintained and offers a rare chance to own a piece of history. Original features are throughout the property and have been successfully combined with modern day living. In summary the accommodation comprises kitchen/diner, utility room, large living room and small rear terrace. In addition - with 4 bedrooms and 2 bathrooms, there is ample space for a growing family or for hosting guests.

Situated in a great location close to the harbour, you'll be just a stone's throw away from the picturesque waterfront, perfect for leisurely strolls, the fresh sea air and enjoying the stunning surroundings.

This is a chance to own a unique piece of Barmouth's history. Walsall House is more than just a property, it's a lifestyle waiting to be embraced.

Accommodation comprises: (all measurements are approximate)

GROUND FLOOR

TEA ROOMS

CAFE

9.24 x 6.91 (30'3" x 22'8")

Characterful restaurant with quadruple frontage and original oak beamed ceiling - most likely an old ship's mast - currently operating successfully as a tea rooms. Present annual rent is £8000. 36 Covers inside with 3 additional table and chairs outside.

Within cafe is a commercial kitchen with food preparation area, additional storage facilities and customer toilet.

FIRST FLOOR

MAISONETTE

Entrance door into

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, small door leading to separate w.c. and wash hand basin, cupboard housing "Worcester Bosch" boiler, vinyl flooring, door leading to

KITCHEN/DINER

5.82 x 2.77 (19'1" x 9'1")

Fitted with a comprehensive range of wall and base units, including sink and drainer unit, laminate worktops, integrated electric cooker with gas hob and extractor hood above, tiled splash back, breakfast bar, window to side, open to seating area next to front window seat overlooking street below, door into

LIVING ROOM

4.83 x 5.60 (15'10" x 18'4")

2 windows to front with deep sill, original ceiling beams, feature electric fireplace, fitted carpet, 2 radiators, door leading to staircase to second floor

SECOND FLOOR

LANDING

Double glazed door/window to roof terrace - the perfect spot for morning coffee, original ceiling beams, split level flooring, storage cupboard, radiator, doors leading to

BEDROOM 3

2.86 x 2.99 (9'4" x 9'9")

Window to front with secondary glazing, radiator, fitted carpet

BEDROOM 2

2.66 x 2.47 (8'8" x 8'1")

Feature original beams, window to front with secondary glazing, radiator, fitted carpet, storage cupboard

BEDROOM 1

2.87 x 4.35 (9'4" x 14'3")

Original ceiling beams, window to front with secondary glazing, radiator, fitted carpet, 3 large storage cupboards providing useful hanging and shelved space

BATHROOM

2.42 x 2.40 (7'11" x 7'10")

Fitted with 4 piece suite comprising panelled bath with shower above, low level w.c., bidet, pedestal wash hand basin, shower boarding to all walls, vinyl flooring, 2 windows, double and secondary glazed

LOCATION

The property is located near the harbour in the classic seaside resort of Barmouth "where the mountains meet the sea" Residents can lose themselves in the rugged landscapes of Snowdonia National Park or stroll along the quaint streets lined with colourful shops, restaurants and cafes. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond. Whether it's hiking, beachcombing, or simply soaking in the tranquil atmosphere, Barmouth is timeless and captivating place to live.

EXTERNAL

Side steps lead to the first floor entrance into the maisonette.

There is a small courtyard garden on this level and a further roof top terrace, accessed from the second floor.

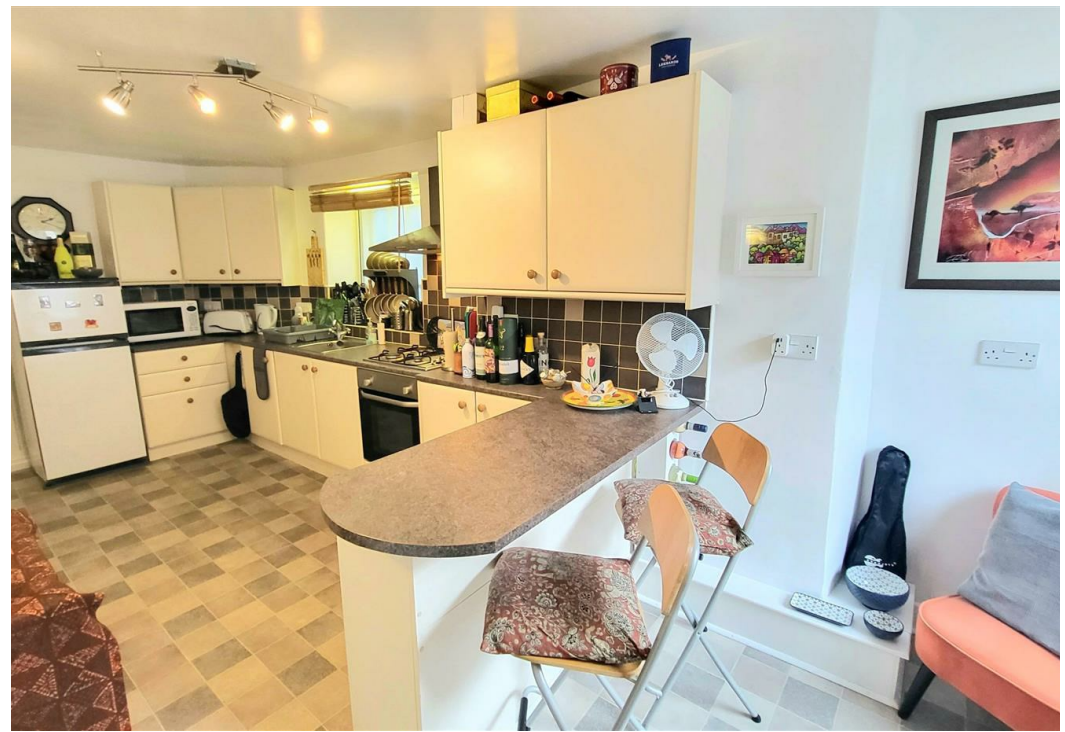
SERVICES

Mains water, drainage, electricity and gas.

Services are metered in order to divide between properties, but are currently invoiced as one.

Gwynedd Council Tax Band B







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

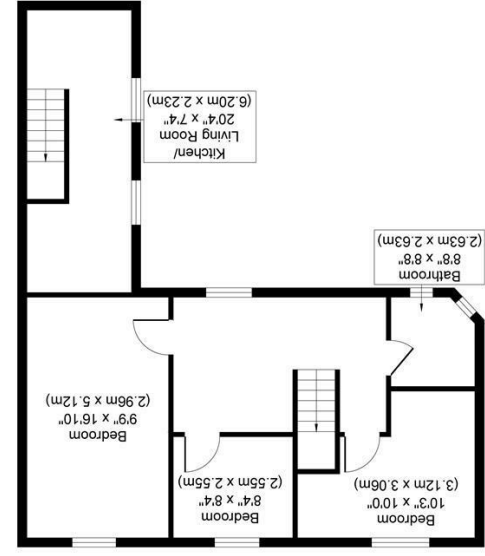
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee or efficiency can be given.

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Energy performance certificate (EPC)	
File Mashed House Church Street BARMOUTH LL42 1EG	Energy rating E
Valid until: 21 October 2034	Certificate number: 9599-3943-5200-0584-1200
Property type Top-floor maisonette	
Total floor area 93 square metres	

First Floor
 Approximate Floor Area
 671 sq. ft
 (62.37 sq. m)



Ground Floor
 Approximate Floor Area
 683 sq. ft
 (63.43 sq. m)

